K 2692

For and in consideration of the sum of $ 1.00

One and .....00/100 DOLLARS

To me paid in cash the receipt of which is hereby acknowledged, I, J. F. McClellan, Trustee, who held this property as Trustee for my daughter, Portia McClellan Paytes, now Portia McClellan Ballard, for the purpose of conveying it to her for her sole, and separate use free from all marital status, past, present and future

have bargained and sold, and by these presents do transfer and convey unto the said Portia McClellan Ballard, for her sole and separate use, free of all marital status, past, present and future her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly half of lot No. 372 on the plan of McGavock, Wetmore and others Second Addition to Nashville called the addition to the town of McGavock of record in Book 21, page 41, Register's Office-Davidson County, Tennessee. Said part of lot 372 fronts 50 feet on Easterly side of 17th Avenue North, formerly James Street and runs back between parallel line 170 feet to an alley. Being the same property conveyed to J. F. McClellan, Trustee, by deed from Nathan C. Paytes and wife, Portia M. Paytes of record in Book 2546, page 403, R O D C Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Portia McClellan Ballard her heirs and assigns, forever.

And I do covenant with the said Portia McClellan Ballard that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, J. F. McClellan, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Portia McClellan Ballard her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand s this 7th day of August, 1957.

J. F. McClellan Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edith R. Hendley, a Notary Public in and for said County and State, the within named J. F. McClellan, Trustee

the bargainor S, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 1957.

Edith R Hendley
Notary Public

Commission expires 8/6/58

WARRANTY DEED

FROM J. F. McCLELLAN, TRUSTEE

48044

TO PORTIA McCLELLAN BALLARD

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 day of Aug A.D. 1957 at 2:17 o'clock P.M.
Noted in Book 4144 Page 593
Recorded in Book 4144 Page 593
JAMES P. WILSON, Register
By M. Lewis D.C.

Fee $ .50

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 593